



Heritage Square Office Center

1873 E. Marlton Pike | Cherry Hill, NJ

Property Description

Located along Route 70 in Cherry Hill, Heritage Square Office Center is a two-story, multi-tenant building featuring newly renovated office suites from 1,045 SF - 34,505 SF. In addition to a prime location minutes from all major regional thoroughfares, Heritage Square also features ample parking, pylon signage on Route 70, spacious lobby with a tenant directory, security card access, outdoor patio and ample nearby amenities.

Total Building SF:	42,000± SF
1st Floor Availability:	1,150 - 17,675 SF
2nd Floor Availability:	1,595 - 16,830 SF
Parking Ratio:	4.83/1,000 SF
Date Available:	Immediately

Lease Rate

\$16.00 PSF
+ electric & janitorial

For more information:

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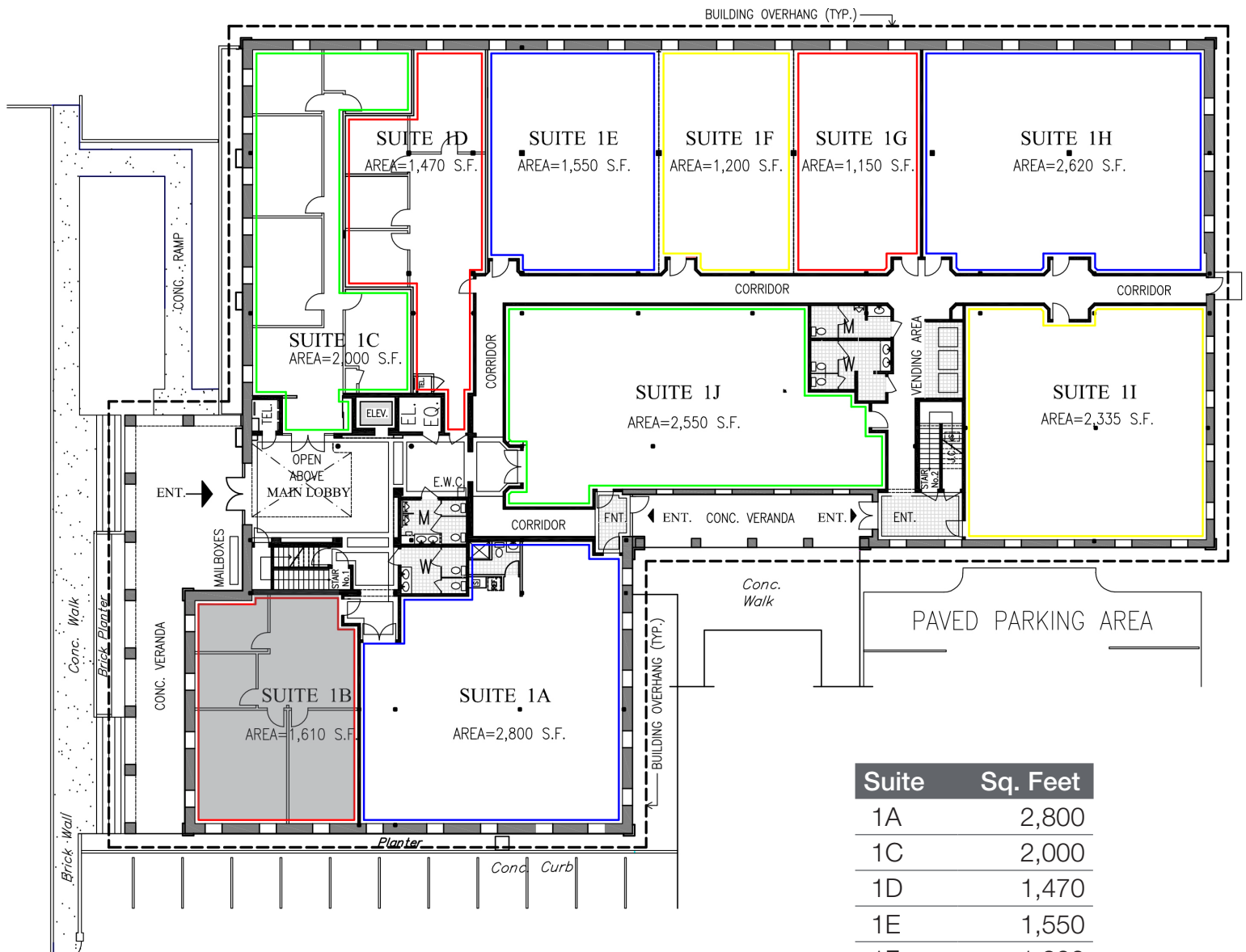
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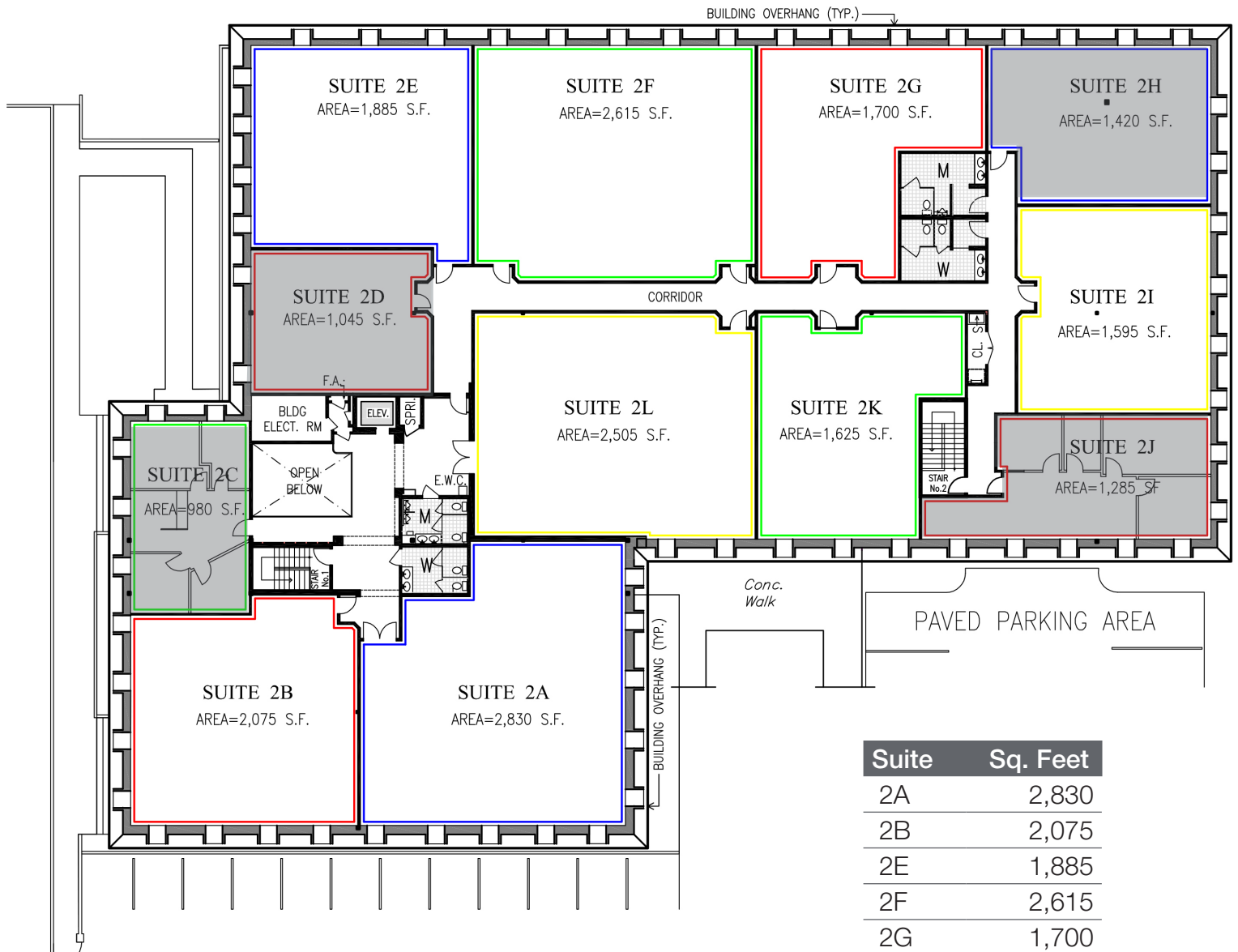


Suite	Sq. Feet
1A	2,800
1C	2,000
1D	1,470
1E	1,550
1F	1,200
1G	1,150
1H	2,620
1I	2,335
1J	2,550

Total Available on 1st Floor:

17,675 SF

* Space can be configured to meet any requirement.

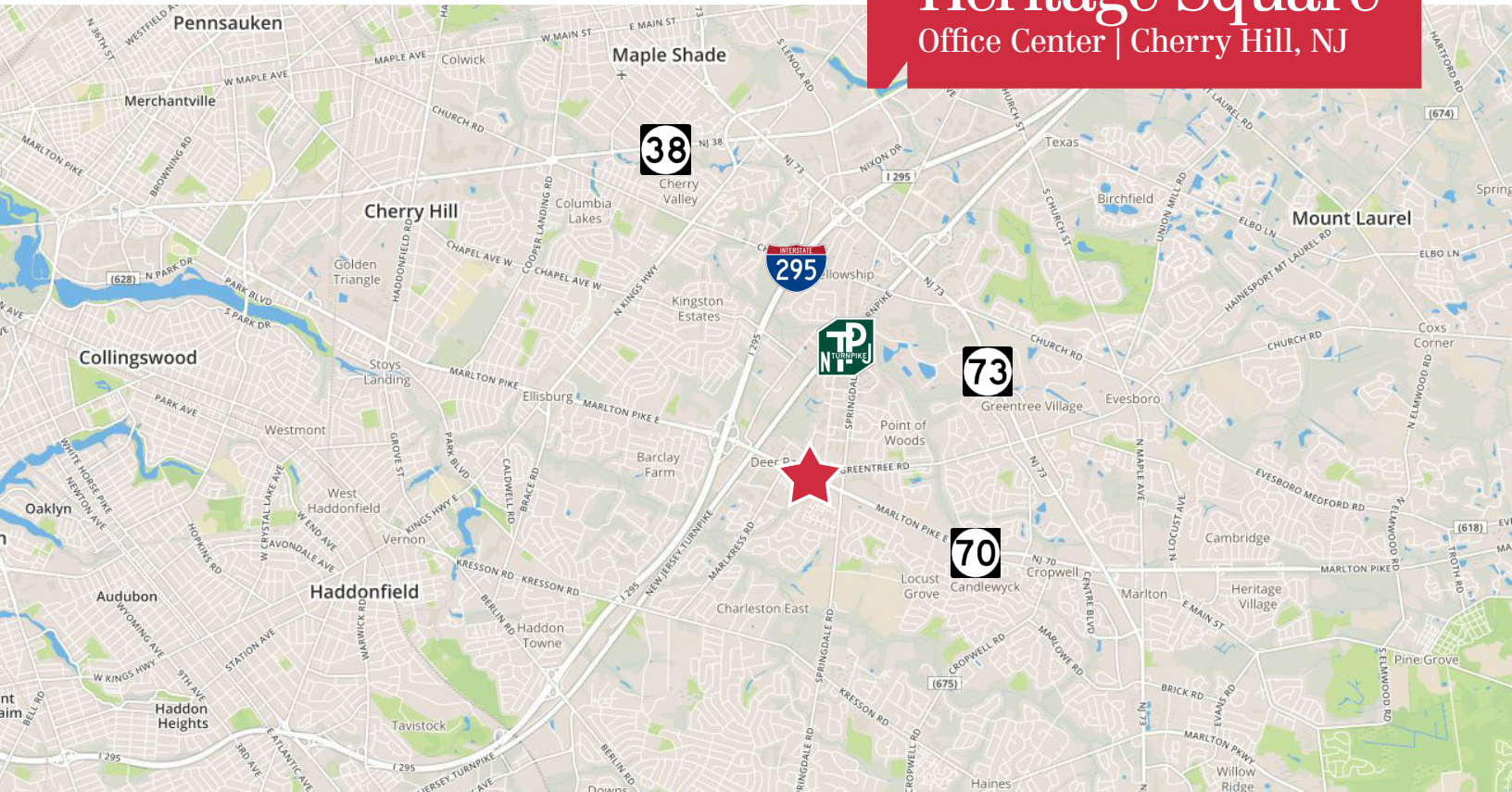


Suite	Sq. Feet
2A	2,830
2B	2,075
2E	1,885
2F	2,615
2G	1,700
2I	1,595
2K	1,625
2L	2,505

Total Available on 2nd Floor:

17,875 SF

* Space can be configured to meet any requirement.

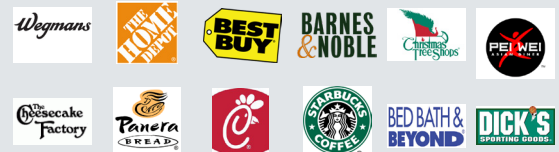


Location Information

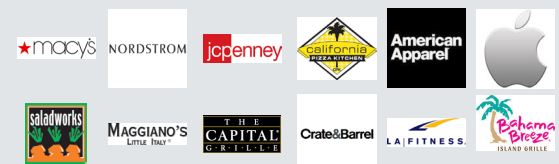
- Immediate access to Route 70
- .37 miles to I-295 (Exit 34)
- 1.88 miles to NJ Turnpike (Exit 4)
- 2.39 miles to Route 70/ Route 73 Interchange
- 2.71 miles to Route 38
- 9 miles from Center City Philadelphia via Ben Franklin Bridge

Nearby Amenities

- Marketplace at Garden State Park (3 miles)



- Cherry Hill Mall (4 miles)



- Hotels within 5 miles



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